

APPLICATION FOR AN AREA VARIANCE
Town of Sutton
Zoning Board of Adjustment

THIS SECTION TO BE COMPLETED BY LAND USE COORDINATOR

Received by: _____ Date Received at Town Hall: _____ Case #: _____

Hearing Date: _____ Fees Paid: _____ Date Granted/Denied/Withdrawn: _____

Having read the Appeal Instructions and reviewed the Appeal Checklist, please complete this application and submit with fees thirty (30) days prior to your hearing.

Name of Applicant: _____

Mailing Address: _____

Home Telephone: _____ Work: _____ Cell: _____

Owner of Property: _____

Location of Property: _____

Tax Map Number: _____ Lot Number: _____ Acreage: _____

Registry of Deeds Book #: _____ Page #: _____

Zoning District (circle one): Residential District or Rural Agricultural District

The undersigned hereby requests an area variance in accordance with Article _____,
Section _____, of the Sutton Zoning Ordinance in order to: **Describe present and
proposed use in detail (use separate sheet of paper if necessary).**

.....

Applicant Signature: _____

Date: _____

Property Owner Co-signature: _____

Date: _____

WORKSHEET FOR AN AREA VARIANCE
Town of Sutton
Zoning Board of Adjustment

Applicants Initials: _____

To be filled out by Land Use Coordinator

Case # _____ Applicant: _____ Date: _____

1. The value of surrounding properties will not be diminished by the granting of the variance.

2. The variance will not be contrary to the public interest.

3. Special conditions exist such that literal enforcement of the ordinance result in unnecessary hardship.
 - a. An area variance is needed to enable the applicant's proposed use of the property given the special conditions of the property.

 - b. The benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than an area variance.

4. Substantial justice will be done by granting the variance.

5. The variance is consistent with the spirit of the ordinance.

[illegible]

**Town of Sutton
Zoning Board of Adjustment**

Appeal Checklist

Applicant Name: _____

Owner(s) Name if different from Applicant: _____

With the application you must include:

1. A copy of a letter of denial for building permit from the Selectmen's Office.
2. All other information pertinent to the request not limited to the following:
 - a. Drawings and descriptions must be in pen/ink only. Please provide twelve (12) copies.

Drawings and descriptions must indicate clearly where the site is located and what is proposed.

The drawings, maps or plans **MUST BE TO SCALE** and provide **ALL** of the following information or the application will be considered incomplete and mailed back to you for completion:

1. Show "for the lot of record" the boundary lines – exact footage on all sides. _____
2. Name of the road(s) the lot fronts on. _____
3. North/South arrow. _____
4. Clearly mark names and tax map numbers of all abutters placed on the proper lot locations around the lot of record (see tax map). _____
5. Clearly mark location of water wells (make with "W"), septic leach beds (mark with "S") for the lot of record. _____
6. Include all existing structures on the lot, clearly indicating their dimensions, height, and distance from other structures and from the center line of the road and distance from abutter property line. _____
7. Clearly mark location of any bodies of water, wetlands and culverts or stonewalls with distances to existing structures. _____
8. Floor plan with dimensions: including height; distance from the center line of the road; distance from other structures on the lot and distance from abutter(s) property line. _____

**Town of Sutton
Zoning Board of Adjustment**

Abutter(s) List

Map/Lot # ____ - ____, ____

Name: _____

Address: _____

City, State & Zip: _____

Map/Lot # ____ - ____, ____

Name: _____

Address: _____

City, State & Zip: _____

Map/Lot # ____ - ____, ____

Name: _____

Address: _____

City, State & Zip: _____

Map/Lot # ____ - ____, ____

Name: _____

Address: _____

City, State & Zip: _____

Map/Lot # ____ - ____, ____

Name: _____

Address: _____

City, State & Zip: _____

Map/Lot # ____ - ____, ____

Name: _____

Address: _____

City, State & Zip: _____